

## **SITE PLAN REVIEW AGENDA**

**Tuesday, March 21, 2017**

### **NEW SITE PLAN REVIEW APPLICATIONS**

**File #:** SP-28-16-17  
**Applicant:** Ronald Talarico (Eastman Business Park)  
**Address:** [200 West Ridge Road](#)  
**Zoning District:** Planning Development (PD) #12  
**Description:** Install new internally lit marquee on south façade, perforated vinyl scrim on south façade (over existing windows), four internally lit poster box signs on south façade, new signage on west façade, and 27 foot tall, freestanding, double sided digital message board sign west of building (aka Building #28, Kodak Center for the Performing Arts)  
**Requirement for Site Plan Review:** PD #12L(4): The Director of Planning and Zoning may waive the requirements of PD #12, except the prohibited uses, through the site plan approval process based on a determination that the project is in compliance with the overall intent of PD #12.  
**Site Plan Type:** Minor  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Type 2 (Chapter 48-5B(17))  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** SP-25-16-17  
**Address:** [687 Lee Road](#)  
**Zoning District:** M-1/Mount Read-Emerson Urban Renewal District  
**Description:** Construct new freestanding, 35' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings pending

**File #:** SP-26-16-17  
**Address:** [1425 Portland Avenue](#)  
**Zoning District:** Planned Development (PD) #6  
**Description:** Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and

associated landscaping improvements.

**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238

**Notes:** Site Plan findings pending

  

**File #:** **SP-27-16-17**

**Address:** [80 Culver Road](#)

**Zoning District:** O-S

**Description:** Install dog park within Cobb's Hill Park. Dog park will be ¾ acre.

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Notes:** Site Plan findings pending

  

**File #:** **SP-20-16-17**

**Address:** [419 Thurston Road](#)

**Zoning District:** R-1

**Description:** Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.

**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)

**Notes:** Site Plan findings pending

  

**File #:** **SP-21-16-17**

**Address:** [586 Lyell Avenue](#)

**Zoning District:** C-2

**Description:** Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**Notes:** Waiting for applicant to submit revised drawings

  

**File #:** **SP-22-16-17**

**Address:** [300 Ormond Street](#)

**Zoning District:** M-1

**Description:** Construct addition to existing manufacturing operation (Adflex), including three loading docks.

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Notes:** Site Plan approval, with conditions, issued 3-9-2017

  

**File #:** **SP-23-16-17**

**Address:** [40 Silver Street](#)

**Zoning District:** M-1

**Description:** Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Notes:** Site Plan findings pending

**File #:** SP-15-16-17  
**Address:** [101-113 Franklin Street](#) (AKA 115 Franklin) and 106 Pleasant Street  
**Zoning District:** CCD-B  
**Description:** Legalize existing 36 space (approx.) parking lot and expand to create a 74 space parking lot to serve the Sibley Square development  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Project approved by TCB 2-21-2017. Site Plan Approval, with conditions, pending.

**File #:** SP-16-16-17  
**Address:** [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)  
**Zoning District:** C-2  
**Description:** Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.

**Requirement for Site Plan Review:** 120-191D(3)(a)[19]: Any development or redevelopment that involves the installation of a new curb cut in the public right-of-way of a minor arterial (North Clinton)  
120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-2  
**Site Plan Type:** Minor  
**Quadrant:** NE  
**Enforcement:** Yes (1049-1051 North Clinton)  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None